



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

February 9, 2014

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Bishop J.D. Wiley

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **February 19, 2014**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

e-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1340 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments.

A. Call to Order and Roll Call, Adoption of Minutes and Reading of Hearing Rules

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 215-14

Applicant or Agent: Terrence Ibert, Mary Ibert
Property Location: 3027 Ponce De Leon Street **Zip:** 70119
Bounding Streets: Ponce de Leon St., Sauvage St., Maurepas St., & N. Lopez St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 1557
Proposed Use: Two Single-Family Residences **Lot Number:** 8
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the establishment of two (2) single-family residences on one lot of record.

Requested Waiver:

Section 1.4 – Location on a Lot Required

Required: 1 Main Use Provided: 2 Main Uses

Waiver: 1 Main Use

C. BZA Dockets – New Business

ITEM 2 – Docket Number: 013-15

Applicant or Agent: Patrick Crain & Crain Family Trust
Property Location: 2721 St Charles Avenue **Zip:** 70130
Bounding Streets: St. Charles Ave., Fourth St., Carondelet St., & Washington Ave.
Zoning District: RM-2A Multiple-Family Residential District
Historic District: Garden District, St. Charles Avenue **Planning District:** 2
Existing Use: Multi-Family Condominium **Square Number:** 230
Proposed Use: Multi-Family Condominium **Lot Number:** 35
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory office space with insufficient side yard width.

Requested Waiver:

Section 15.5.12(1) – Accessory Buildings and Structures (Side Yards)

Required: 3' Provided: 0' Waiver: 3'



ITEM 3– Docket Number: 014-15

Applicant or Agent: Theodore L. Wong
Property Location: 4714 Coliseum Street **Zip:** 70115
Bounding Streets: Coliseum St., Valence St., Chestnut St., & Bordeaux St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residential **Square Number:** 293
Proposed Use: Single-Family Residential **Lot Number:** 16
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit one parking space in the front yard and excessive paving of the required front yard area.

Requested Waivers:

Section 15.2.3 – Parking in Front Yard

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Provided: 70% Waiver: 30%



ITEM 4 – Docket Number: 015-15

Applicant or Agent: Kenneth Wiltz, JoAnne Wiltz, & Alison Clayton Carter
Property Location: 6545 West End Boulevard **Zip:** 70124
Bounding Streets: West End Blvd., Smith St., Catina St., & Porteous St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant lot **Square Number:** 169
Proposed Use: Single-family residence **Lot Number:** 15 & 16
Project Planner: Stephen Kroll (skroll@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 of the Comprehensive Zoning Ordinance

Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of rear yard. (AFTER THE FACT)

Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Depth of Rear Yard

Required: 20' Provided: 18' 7" Waiver: 1' 5"



ITEM 5 – Docket Number: 016-15

Applicant or Agent: Charles Neyrey & Patrick Brewster
Property Location: 613-615 Dufossat Street **Zip:** 70115
Bounding Streets: Dufossat St., Annunciation St., Laurel St., & Soniat St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Multi-Family Residence(4 Units) **Square Number:** 137
Proposed Use: Two-Family Residence **Lot Number:** 18
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for a variance from provisions of Article 4, Section 4.9.7 (Table 4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient front yard depth.

Requested Waiver:

Section 4.9.7 (Table 4.I) – Minimum depth of front yard

Required: 20' Provided: 6' Waiver: 14'



ITEM 6 – Docket Number: 017-15

Applicant or Agent: Charles Neyrey & Sanja Alickovic
Property Location: 4320 Dryades Street **Zip:** 70115
Bounding Streets: Dryades St., Napoleon Ave., Gen. Pershing St., & Baronne St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 455
Proposed Use: Single-Family **Lot Number:** N1
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from provisions of Article 4, Section 4.9.7 (Table 4), Article 15, Section 15.5.12, and Section 15.5.12 (4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence excessive front yard depth, an accessory garage located in the required front yard with excessive height.

Requested Waivers:

Section 4.9.7 (Table 4.1) – Front Yard Depth

Required: 3' within average or 20' Provided: 48'-9" Waiver: 20'-9"

Section 15.5.12 – Location of Accessory Structures

Required: Not Permitted in Front Yard
Provided: Accessory Structure in Front Yard
Waiver: Accessory Structure in Front Yard

Section 15.5.12(4) – Accessory Structures (Height)

Required: 14' Provided: 17'-6" Waiver: 3'-6"



ITEM 7 – Docket Number: 018-15

Applicant or Agent: Michael Petitto, Lori Petitto, & Stanley Seeling
Property Location: 241 West Harrison Avenue **Zip:** 70124
Bounding Streets: W. Harrison Ave., Pontchartrain Blvd., 26th St., & Fleur de Lis Ave.
Zoning District: LB-1 Lake Area Neighborhood Business District
Historic District: N/A **Planning District:** 5
Existing Use: Paint Store **Square Number:** 15
Proposed Use: Restaurant **Lot Number:** 38, 39, & 40
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance

Request: This request is to permit the conversion of a paint store into a restaurant with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 25 Spaces Provided: 5 Spaces Waiver: 20 Spaces



ITEM 8 – Docket Number: 019-15

Applicant or Agent: Priscilla Monroe
Property Location: 14225 Intrepid Street **Zip:** 70129
Bounding Streets: Intrepid St., Expedition Dr., & Michoud Blvd.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 10
Existing Use: Single-Family Residence **Square Number:** 6
Proposed Use: Single-Family Residence **Lot Number:** 10
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit two (2) off-street parking spaces in the required front yard area. (AFTER THE FACT)

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces



ITEM 9 – Docket Number: 020-15

Applicant or Agent: Pablo Gonzalez, Ashley Gonzalez, & Justin Schmidt
Property Location: 1205 7th Street **Zip:** 70115
Bounding Streets: 7th St., Camp St., 8th St., & Chestnut St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Garden District Local Historic District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 163
Proposed Use: Single-Family Residence **Lot Number:** 1
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the addition onto an existing single-family residence causing an insufficient minimum depth of rear yard.

Requested Waiver:

Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard

Required: 20' Provided: 15' - 6" Waiver: 4' - 6"

ALL DECISION APPEALS ARE SCHEDULED TO COMMENCE AT 1:00 P.M. OR THEREAFTER

D. Director of Safety and Permits Decision Appeals – New Business

ITEM 10 – Docket Number: 021-15

Applicant or Agent: Helen Ball
Property Location: House H St. John Court **Zip:** 70119
Bounding Streets: St. John Ct., Moss St., & Harding Dr.
Zoning District: LRD-2 Lakewood/Parkview Two-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** E
Proposed Use: Single-Family Residence **Lot Number:** H

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the determination that the rear deck increased the extent of the existing non-conformity by being raised above the pre-existing elevation of the structure.



ITEM 11 – Docket Number: 022-15

Applicant or Agent: Rose Brocato, Cosimo Brocato, & Justin Schmidt
Property Location: 824 7th Street **Zip:** 70115
Bounding Streets: 7th St., Laurel St., 8th St., & Annunciation St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel Local Historic District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 92
Proposed Use: Single-Family Residence **Lot Number:** 20

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the grandfathering status of existing front yard paving and front yard parking.

E. Adjournment